

LAND OWNER-INITIATED ZONING MAP AMENDMENT APPLICATION

RZ-2021-01

Evansville, Wisconsin

Version: June, 2015

General instructions. Complete this application as it applies to your project and submit 12 copies to the City Clerk along with the required application fee. Before you formally submit your application and fee, you may submit one copy to the Community Development Director, who will ensure it is complete. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.gov. You may download this file as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

- Office Use Only -

Initial application fee	\$150
Receipt number	1.143643
Date of pre-application meeting, if any	3.23.21
Date of determination of completeness	
Name of zoning administrator	J. Sergeant
Date of Plan Commission review	
Application number	RZ-2021-01

1. Applicant information

Applicant name Grove Partners, LLC
 Street address 5 Maple St.
 City EVANSVILLE
 State and zip code WI 53536
 Daytime telephone number 608-882-0897
 Fax number, if any 608-882-0951
 E-mail, if any bergrental@aatt.net

CITY OF EVANSVILLE
 31 SOUTH MADISON STREET
 PO BOX 529
 EVANSVILLE WI 53536

608-882-2266

2. Agent contact information

Include the names of agents, if any, that helped prepare this application including Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2
Name	Roger Berg	Matt Brown
Company	Grove Partners, LLC	Grove Partners, LLC
Street address	102 E. Main St.	102 E. Main St.
City	EVANSVILLE	EVANSVILLE
State and zip code	WI 53536	WI 53536
Daytime telephone number	608-219-7879	608-219-7879
Fax number, if any	608-882-0951	608-882-0951
E-mail, if any	bergrental@aatt.net	bergrental@aatt.net

Receipt No: 1.143643

Apr 2, 2021

GROVE PARTNERS

Previous Balance: .00

PLANNING/DEVELOPMENT REVENUE

REZONING FEES-ZONING MAP 150.00 ✓

AMENDMENT LOT 15

10-44400-560

ZONING PERMITS & FEES

PLANNING/DEVELOPMENT REVENUE

REZONING 300.00 ✓

FEES-COMPREHENSIVE PLAN

AMENDMENT LOT 15

10-44400-560

ZONING PERMITS & FEES

3. Subject property information

Parcel number(s)	6-27- <u>559.500C</u>	6-27- _____
	6-27- <u>533.515</u>	6-27- _____
Note: The parcel number can be found on the tax bill for the property or may		
Current zoning classification(s)	<u>C-1 & R-3</u> Note: The zoning districts are listed below.	
	Agricultural Districts	A-1 A-2 A-3
	Residential Districts	RR LL-R12 LL-R12A LL-R12B LL-R12C LL-R15C R-1 R-1A R-1B R-1C R-2 R-
	Business Districts	B-1 B-2 B-3
	Planned Office District	O-1
	Industrial Districts	I-1 I-2 I-3

Total: 450.00

CHECK

Check No: 3725 450.00

Payor:

GROVE PARTNERS

Total Applied: 450.00

Change Tendered: .00

Duplicate Copy

05/06/2021 08:04AM

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Describe the current use of each parcel	vacant land
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4. Indicate what zoning district designation you would like the subject property to be zoned as. If multiple zones are proposed, use the parcel map provided as part of #7 below to show the proposed configuration.

R-2

5. From the list below, check those reasons why you believe the zoning map and/or zoning classification should be changed.

<input type="checkbox"/>	The designation of the official zoning map and/or zoning classification should be brought into conformity with the City's Comprehensive Plan.
<input type="checkbox"/>	A mistake was made in mapping on the official zoning map and/or zoning classification.
<input type="checkbox"/>	Factors have changed (e.g., availability of new data, the presences of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
<input type="checkbox"/>	Growth patterns or rates have changed, thereby creating the need for an amendment to the official zoning map and/or zoning classification.

6. For each of the reasons checked above, provide additional detail.

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7. **Location map.** Attach a map (8½" x 11") that shows those parcels to be rezoned and all parcels lying within 250 feet of the subject property. This map shall be reproducible with a photocopier, at a scale which is not less than one inch equals 600 feet. It shall clearly show the parcel number of each parcel to be rezoned, a graphic scale, and a north arrow.

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8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with the Municipal Code.
- ◆ I understand that the City Council may ask for additional information.
- ◆ I understand that if the City Council denies this application, I may not resubmit this same application during the 12-month period from the date of the City Council's decision, unless there is new evidence or proof of change as certified by the Community Development Director.

Applicant Signature

Date

Governing Regulations

The procedures and standards governing this application process are found in Chapter 130, Article 2, Division 7, of the Municipal Code.

FACT SHEET

What is meant by zoning?

Zoning is a legislative process through which the City Council divides the municipality into districts or zones, and adopts specific regulations for each of the districts concerning the use of land and the placement, spacing, and size of buildings. Zoning represents a democratic method for setting the ground rules for how development can occur within the community.

What is the purpose of zoning?

The primary goal of zoning is to avoid or minimize disruptive land use patterns involving incompatible land uses. Other goals that a community attempts to address through zoning could include: reducing congestion on public streets; facilitating the creation of a convenient, attractive and harmonious community; facilitating the provision of adequate police and fire protection, transportation, water, sewerage, schools, parks, playgrounds, and other public requirements; protecting against the overcrowding of land; encouraging economic development activities; providing for the preservation of agricultural land; promoting the creation and preservation of affordable housing; and encouraging the most appropriate use of land within the locality.¹

How does zoning work?

A zoning ordinance consists of two parts: a map and text. The map shows how a community is divided into different use districts or zones. The text explains the zoning rules that apply in each zoning district and the procedures for administering and applying the zoning ordinance.

Can the zoning of a property be changed?

Yes, the property owner may submit an application for rezoning. A map of the property and surrounding land must accompany the application. The property owner should include a written statement or justification for the request, including the reasons why the applicant believes the proposed amendment is in harmony with the recommendations of the City's Master Plan. There is an application fee of \$150, plus reimbursement of municipal consulting costs.

Are there opportunities for public input?

A public hearing will be scheduled for a Plan Commission meeting. Notice of the hearing will be sent to property owners within 250 feet of the subject property, posted at City Hall, and published in the *Evansville Review*. Interested individuals are encouraged to contact city staff with questions prior to the hearing, as well as attending the hearing to share their opinions regarding the proposed zoning change.

Note: This fact sheet is prepared to facilitate an understanding about zoning and the rezoning process. Applicants should refer to City's zoning code for further explanation and requirements. Please contact the Community Development Director at 882-2285 if you have any questions.

¹ The Planning Commissioners Journal No. 42, Spring 2001.

EASEMENTS



RZ-2021-01